



County of Ottawa

Administrator's Office

R05-13-A-106

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December 3, 2012

Environmental Management Support, Inc.

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Dear Mr. West:

Ottawa County is pleased to submit the enclosed application for a United States Environmental Protection Agency (EPA) Brownfields Community-wide Assessment Grant. These grant funds will be utilized by the County to address the growing number of properties which have become contaminated by petroleum or other hazardous substances (i.e. brownfield sites).

Many of the County's brownfield sites have become abandoned and blighted. As a result, surrounding neighborhoods have experienced a reduction in property values and increased health risks stemming from the existing contamination. Additionally, brownfield sites are often overlooked for redevelopment because of the uncertainty pertaining to the environmental cleanup.

The EPA Assessment Grant would allow the County to improve economic development in the area by assessing and planning for the clean-up of those sites. It is also expected that local communities will experience an increase in brownfield redevelopment leading to more employment opportunities, increased private investment, higher tax revenues, and overall revitalization of the area.

- a. **Applicant Identification:** Ottawa County
12220 Fillmore Street, Room 260
West Olive, MI 49460
- b. **Applicant DUNS number:** 085899011
- c. **Funding Requested:**
 - i. Grant Type: Brownfields Assessment
 - ii. Amount: \$400,000 (Ottawa County is not requesting a waiver for a site-specific proposal)
 - iii. Contamination: Hazardous Substances: \$200,000, Petroleum: \$200,000
 - iv. Type: Community-wide
- d. **Location:** Ottawa County, Michigan

e. Contacts:

i. Project Director: Mark Knudsen, Director
County of Ottawa Planning and Performance Improvement
Department
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ii. Chief Elected Official: Philip D. Kuyers, Chairperson
Ottawa County Board of Commissioners
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f. Date Submitted: December 3, 2012

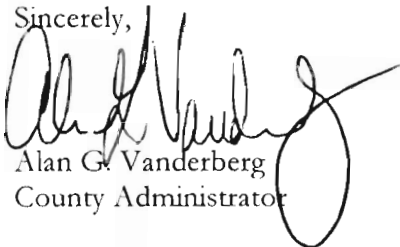
g. Project Period: Three Years

h. Population: Ottawa County has a population of 263,801
Source: U.S. Census Bureau American Fact Finder 2010 Census Data

i. Special Considerations: Please see the Special Considerations
Checklist in Appendix D

Thank you for your time and consideration of Ottawa County's application.

Sincerely,



Alan G. Vanderberg
County Administrator

cc: Deborah Orr, Region 5 Coordinator, Environmental Protection Agency
Ottawa County Board of Commissioners
Ottawa County Planning Commission

Ranking Criteria for Assessment Grants

1. Community Need

Ottawa County (the County) is located along the eastern shore of Lake Michigan and consists of 24 local units of government that include 17 townships, 6 cities, and one village, which collectively comprise approximately 566 square miles of land and over 1,000 square miles of surface water. According to 2010 U.S. Census data, the total population in the County is 263,801, the eighth largest county in Michigan. Employment within the County has historically consisted largely of industrial manufacturing jobs. Recent employment data obtained from the Michigan Department of Technology, Management & Budget through July 2012 revealed that manufacturing jobs accounted for 29.2% of total jobs in the County compared to 13.1% in the State of Michigan. In addition to the large industrial base of the County, agriculture is a big component of the County's economy. According to the 2007 Census of Agriculture, Ottawa County ranks second out of 83 Michigan counties for total value of agricultural products sold, with value of crops including nursery and greenhouse ranked first in the state. Along with the industrial and agricultural core of the County's economy, various types of commercial businesses have developed over time to support the industrial and agricultural backbone of the County. Collectively, these land-uses have resulted in numerous brownfields throughout the County.

a. Health, Welfare, and Environment

To better understand the need for Brownfield Assessment Grant funds in the County, it is important to define the types of brownfields present in the County and how these brownfields are adversely impacting the health and welfare of County residents and the natural environment. The County has identified approximately 218 brownfields (93 hazardous substance and 125 petroleum contaminated sites per Michigan Department of Environmental Quality [MDEQ] databases) ranging in size from 0.11 to 118 acres. Brownfield properties in the County consist of abandoned sand mines, foundries, tanneries, furniture manufacturers, abandoned service stations, abandoned manufacturing facilities, salvage yards, dry cleaners, automobile repair shops, abandoned dumps, oil well production sites, bulk petroleum storage facilities, and arsenic-contaminated orchards. Beyond the known brownfields in the County, there are also numerous potential brownfields where previous assessment has not been conducted.

Known hazardous substances and petroleum constituents released into the environment within the County as a result of these brownfields generally include, but are not limited to, various heavy metals (e.g., arsenic, aluminum, chromium, lead, nickel, mercury); pesticides; PCBs; chlorinated solvents (tetrachloroethylene and trichloroethylene); benzene, ethylbenzene, toluene, xylenes, and other petroleum related constituents; and asbestos. Many of these contaminants are known carcinogens posing significant health risks to the residents of the County.

Most recent Michigan Department of Community Health (MDCH) records indicate that cancer deaths in the County between 2004 and 2010 increased by nearly 4% compared to an approximate 3% decrease in the State of Michigan during the same time period. Cancer deaths (all types of cancer) comprise 22.7% of all deaths in the County in 2010. Cancer is the second leading cause of death in the County with lung cancer being the leading cause of all cancer deaths. From 1993 to 2010, the County experienced a 23% increase in deaths caused by lung cancer compared to the State of Michigan, which has decreased by nearly 15% during this same time period. Environmental contaminants typically associated with lung cancer include chromium and asbestos, which are present at brownfields throughout the County. These contaminants become an exposure concern when particulates are inhaled. Many of the

brownfields in the County have conditions where soil contaminated by metals is exposed to wind. The soil particulates are then freed to the atmosphere and transported to residential neighborhoods where inhalation exposures can occur. The County's brownfields also consist of numerous dilapidated buildings where friable asbestos exists and can be released to the air and dispersed to adjacent neighborhoods.

Not only is the County seeing increased cancer deaths, but the cancer diagnosis rate between 2006 and 2009 in the County has also shown an increase of nearly 7.5% compared to the State of Michigan, which saw a 4% decrease in cancer diagnosis during the same time frame.

Furthermore, the rate of diagnosed lung cancer cases among the population age 75 and older has increased nearly 36% in the County between 1992 and 2009, while the State saw less than a 9% increase during the same time period.

In addition to the noted cancer concerns in the County, metals contamination in the soil and friable asbestos at brownfield sites across the County pose ingestion exposure concerns, which may be attributing to the high rate of Alzheimer's Disease related deaths in the County as compared to the State. MDCH age-adjusted death rate statistics indicate that Alzheimer's Disease deaths are nearly 52% higher in the County than in Michigan (2006 to 2010 five-year moving average rates). For the age-adjusted death rate from Alzheimer's Disease among the population age 85 and older, the County is nearly 57% higher than Michigan (2006 to 2010 five-year moving rates). Furthermore, the rate of respiratory system birth defects in the County has increased 65% from 2003 to 2010 compared to the State of Michigan, which saw a 40% decline during the same time period. These respiratory concerns are also potentially related to ingestion of brownfield contaminants such as heavy metals and asbestos.

Given the large quantity of brownfields across the County and the nature of health concerns associated with these brownfields, it is clear that the welfare of the County's residents has been adversely impacted. In the northwest portion of the County, particularly in the lakeshore community of Grand Haven, carcinogenic contaminants, such as tetrachloroethylene (PCE), trichloroethylene (TCE), and heavy metals exist beneath the North Beechtree sub area of the City of Grand Haven (northeast end of Grand Haven), as documented in MDEQ files. These contaminants are a result of past land-use activities conducted at the former Challenge Machinery facility and Eagle Ottawa Tannery, both of which no longer operate at these locations. Combined, these facilities encompass nearly 25 acres of land that adjoin nearly 2,000 feet of Grand River frontage. With over 500,000 square feet of dilapidated and vacant building space, and significant soil and groundwater contamination, these brownfield sites pose a threat to the health and safety of the adjacent neighborhoods and pose continued adverse environmental impact to the Grand River. Exposure risks to nearby residents include vapor inhalation as well as direct contact and ingestion of soil contaminated with known carcinogens and heavy metals. Known environmental impacts to the Grand River, adjacent to the Eagle Ottawa Tannery brownfield site, includes chromium and nickel impacted sediment, as documented in an EPA investigation conducted in the lower Grand River in 1999. Additionally, PCE and TCE contaminated groundwater is migrating toward the Grand River from both of these facilities. Both of these properties are currently for sale and continue to degrade with time. The 2010 City of Grand Haven Master Plan calls for redevelopment of these two brownfield sites, which includes extending the City's existing boardwalk at the west end of town to the North Beechtree sub area. Funding obtained from the Assessment Grant will facilitate much needed delineation of the horizontal and vertical extent of contamination at these brownfield sites; provide data useful for evaluating human exposure threats; and enable redevelopment planning, which will

result in mitigation of unacceptable exposures, remediation of contaminants, and safer neighborhoods.

Another area of the County where significant adverse impacts to the health, welfare, and environment have been observed due to brownfields is Holland Township and the City of Holland, both located in the southwest portion of the County. These sites include numerous former service stations, former manufacturing facilities, auto salvage yards, auto repair shops, and food processing plants. One of the high priority sites in Holland Township is the former CDR Pigments/BASF/Flint Pigments facility located along the northeast shoreline of Lake Macatawa. All of the buildings on this site have been demolished and the property is now vacant with large portions of exposed soil. Known contamination at this facility consists of 1,2,4-trichlorobenzene; 1,3-dichlorobenzene; 1,4-dichlorobenzene; chlorobenzene; and ethylbenzene. These contaminants pose health risks such as liver, kidney, adrenal gland damage and may potentially cause cancer, if inhaled or ingested. Bordering this site to the west is a lower income residential community including families with young children. Access to this facility is easy and presents potential exposure concerns to the nearby residents, especially children. In addition to these health risks, the venting of these contaminants to Lake Macatawa is a significant concern for the integrity of this surface water feature that is used heavily for recreational purposes (e.g., fishing, swimming, kayaking, etc.). The redevelopment of industrial brownfield sites such as the CDR Pigments/BASF/Flint Pigments site is an objective in the Holland Charter Township Comprehensive Plan.

A high priority corridor in the City of Holland where brownfields are prevalent exists southeast of the downtown area in a mixed-use portion of the City comprised of schools, industrial and commercial properties, bulk petroleum storage and distribution, and lower income housing. Two of the brownfields in this area consist of a bulk petroleum plant (MDEQ Voluntary Cleanup site) and an open LUST facility (MDEQ petroleum site), which are located directly upgradient of Holland West K-7 school, low income housing, and the south shore of Lake Macatawa. Additionally, this area has one of the highest minority populations (Non-White Hispanic – 22.8% of total population according to 2010 U.S. Census data) in the County. These brownfield facilities are impacted with petroleum constituents including benzene, toluene, and xylenes. Health threats posed by these contaminants include inhalation, direct contact, and ingestion. Environmental threats include venting of contaminated groundwater to a nearby tributary that discharges to Lake Macatawa. Redevelopment of these sites for industrial use is called for in the City of Holland Central Neighborhood Master Plan. Brownfield Assessment Grant funds would be channeled through the County to these communities that otherwise would not have the ability to conduct the due diligence necessary to fully evaluate the health risks posed by these brownfield sites; develop cleanup and due care plans; and facilitate opportunities for redevelopment revitalization of these struggling communities.

b. Financial Need

Although manufacturing jobs have historically represented a high percentage of the County's workforce, since 1996 manufacturing jobs as a percent of total jobs have decreased by nearly 8% (Michigan Department of Technology, Management Budget, Current Employment Statistics). Additionally, since 2007, Ottawa County has experienced 13 major plant closures and mass layoffs resulting in 1,931 manufacturing jobs lost (see Special Considerations Checklist in Appendix D). This job loss has been experienced in numerous communities within the County causing fiscal hardships and impeding brownfield redevelopment efforts. Communities within the County experiencing the most significant economic hardships consist of the City of Grand

Haven, the City of Holland, Holland Township, the City of Zeeland, and the Village of Spring Lake.

For example, the closure of the Challenge Machinery and Eagle Ottawa manufacturing facilities in the east end of the City of Grand Haven has resulted in approximately 1,200 jobs lost over the past decade. Once a thriving industrial portion of this community, dilapidated, obsolete, and vacant industrial buildings now exist representing hundreds of square feet of building space, covering nearly 25 acres of waterfront property. As a result, property values have decreased causing tax revenue for this community to decline substantially. Many of the jobs lost in this area impacted the adjoining residential east end neighborhood, forcing residents out of work resulting in reduced incomes. Consequently, this east end neighborhood is one of the lowest median household communities in the County (\$39,691) per U.S. Census Bureau, 2010 ACS 5-year estimates. Furthermore, Grand Haven has experienced a 7% decrease in population from 11,168 residents in 2000 to 10,412 residents in 2010 (U.S. Census Bureau 2000 and 2010 Census). Not only are residents leaving Grand Haven, but they are losing their homes, as Ottawa County Register of Deeds data indicates that between 2004 and 2011, Grand Haven has experienced a 150% increase in home foreclosures. This negative economic impact on the Grand Haven community has forced the City to reduce their workforce and hold back on critical infrastructure and other important improvement projects. Given these conditions, there are no City funds available to help facilitate assessment and redevelopment of brownfields within this community.

Another example of a community within the County dealing with economic hardship is the City of Holland. A major contributing factor to this current condition is the loss of industrial jobs (over 700 jobs lost since 2005). This job loss is attributed to plant closings such as the Sligh Furniture factory and Dr. Pepper ProPak. The impact of this job loss has affected residents in the City of Holland in many ways: 1) the median household income for the City of Holland is \$44,001 (U.S. Census 2010 ACS 5-year estimates), which is lower than Michigan (\$45,981) and National (\$50,502) levels (U.S. Census, 2011 ACS 1-year estimates); 2) home foreclosures have increased 161% from 2004 to 2011 (Source: Ottawa County Register of Deeds); 3) a 6.5% decrease in population from 2000 to 2010 (U.S. Census Bureau, West Michigan Regional Planning Commission); and 4) 22.8% of Holland residents under the age of 18 are living below the poverty level (U.S. Census Bureau, 2010 ACS 5-year estimates). This economic stress to the residential community has directly impacted the City of Holland's ability to assist with brownfield redevelopment projects, as reduced tax revenue from devalued vacant industrial plants and foreclosed residences has decreased City revenue forcing tough job cuts and channeling of resources to meet only the basic needs of the community. These conditions do not permit the pursuit of brownfield redevelopment as resources are unavailable for this type of effort.

The table below summarizes the general demographic information for the target communities within the County where financial need of Brownfield Assessment Grant funds is the greatest. The target communities include: the City of Grand Haven, the City of Holland, Holland Township, the City of Zeeland, and the Village of Spring Lake. Note that within these target communities, as discussed above, even greater financial need exists, which is not necessarily reflected in the data presented in the table below.

	Grand Haven City	Holland City	Holland Township	Zeeland City	Spring Lake Village
Population:	10,412 ¹	26,035 ¹	35,636 ¹	5,504 ¹	2,323 ¹

Unemployment:	7.4% ²	7.9% ²	9.9% ²	11.3% ²	7.9% ²
Poverty Rate:	8.0% ²	15.4% ²	10.3% ²	14.7% ²	5.4% ²
Percent Minority:	5.0% ¹	20.9% ¹	26.5% ¹	6.2% ¹	3.3% ¹
Median Household Income:	\$42,398 ²	\$44,001 ²	\$50,547 ²	\$41,289 ²	\$45,404 ²

1: Data is from the U.S. Census Bureau American Fact Finder 2010 Census Data and is available at <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

2: Data is from the 2010 American Community Survey, 5-Year Estimates and is available at <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

General demographic information relative to the County as a whole compared to State and National data is provided in the table below.

	Ottawa County	State of Michigan	National
Population:	263,801 ¹	9,883,640 ¹	308,745,538 ¹
Unemployment:	5.8% ²	9.3% ²	7.8% ²
Poverty Rate:	12.0% ³	17.5% ³	15.9% ³
Percent Minority:	9.9% ¹	21.1% ¹	27.6% ¹
Median Household Income:	\$53,553 ³	\$45,981 ³	\$50,502 ³

1: Data is from the U.S. Census Bureau American Fact Finder 2010 Census Data and is available at <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

2: Data is from the U.S. Bureau of Labor Statistics and is available at www.bls.gov. The data reflects the September 2012 unemployment rate. Ottawa County's data is not seasonally adjusted because seasonally adjusted unemployment data is not available at the County level. The data for Michigan and the Nation is seasonally adjusted.

3: Data is from the 2011 American Community Survey and is available at <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

The County and its target communities will benefit greatly from Assessment Grant funds. By providing financial resources to the County, communities within the County can have a source of funding that will enable brownfield properties to be assessed for redevelopment planning purposes, which will revitalize these communities through enhanced property values, increased tax base, improved aesthetic and environmental conditions, new job creation, improved household incomes, reduced poverty and unemployment, healthier and safer conditions for residents, and expanded greenspace for recreational opportunities.

2. Project Description and Feasibility of Success

a. Project Description

The Assessment Grant Project (the Project) proposed by the County is geared toward creating brownfield redevelopment opportunities that will improve community well-being, foster responsible land-use decisions, enhance aesthetic and environmental conditions, attract new businesses, create jobs, increase local investment, and increase local tax revenues within the County. This Project is consistent with the objectives of the County's Land Use Planning Division, Economic Development Division, Parks & Recreation Commission, and Health Department.

The County's objectives are aligned with more localized planning efforts in the County like the target communities of Grand Haven, Holland, Holland Township, Zeeland, and Spring Lake, as noted in the Community Need section above.

These shared objectives were used as a foundation to form a comprehensive brownfield plan for the County. Through collaborative interaction between the County and numerous local planners, city managers, assessors, zoning administrators, and other community leaders familiar with local planning efforts, demographics, and general local environmental conditions, over 150 high

priority brownfield sites across the County representing significant health risks, welfare concerns, environmental threats, and redevelopment potential were compiled. Redevelopment of these brownfields will reduce the impact of surface contamination in urban areas that may migrate via storm water runoff to regional surface water features, protect natural resources and preserve greenspace in rural areas, direct redevelopment to traditional urban centers, create new jobs, and improve the health and well-being of residents within the County. Additional brownfield sites may be identified during the course of the Project within target and/or other communities located in the County, which may be deemed high priority and ready for redevelopment. In these cases, the County will work with the U.S. EPA, the target communities, and the various stakeholders to evaluate the feasibility of utilizing grant funds for these projects. Should Assessment Grant funds be awarded, the Ottawa County Brownfield Redevelopment Authority (OCBRA) will manage the grant and report to the U.S. EPA. The County will announce the award to the community through a press release to local newspapers, notice on the County's website, local cable television, and other media. In addition, the County will notify the target communities within the County, key stakeholders, and community groups/organizations referenced in this application. The Project manager representing the OCBRA will be Mr. Mark Knudsen.

The OCBRA's responsibilities will include completion and submittal of a Cooperative Agreement and Work Plan to the U.S. EPA and submittal of progress reports to the U.S. EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities. The OCBRA will procure a local qualified environmental consultant to provide professional environmental services to support the grant. The consultant selected will have extensive experience completing Phase I Environmental Site Assessments (ESAs), Phase II Investigations, Baseline Environmental Assessments (BEAs), Due Care Plans, and Brownfield Plans. Furthermore, the selected consultant will have experience with the MDEQ Voluntary Cleanup and Petroleum Clean-up Programs, leveraging MDEQ grant and loan funds, Tax Increment Financing, and other brownfield redevelopment incentives.

Primary activities of the County's Project will include community involvement associated with grant operations and specific site redevelopment projects; conducting ESAs to facilitate acquisition of brownfield properties; evaluating due care (health risk) concerns at brownfield sites; identifying site preparation challenges associated with brownfield redevelopment; and supporting design and implementation of environmental response activities to protect residents and the environment.

Initially, the County will conduct community outreach to educate the public about the Project, its applicability, and the availability of funds. Following initial community outreach, information will be disseminated to the various communities within the County soliciting input regarding assessment and redevelopment activities at specific sites, with special attention paid to the 150 high priority brownfields identified by the target communities. Site selection will be based primarily on the following criteria: 1) Impact on the community (health, welfare, and environment); 2) Principles of sustainability utilized as part of a redevelopment project; 3) Feasibility of redevelopment; 4) Developer interest and financial capacity; 5) Site accessibility; 6) Non-profit interest in redevelopment of sites; 7) Preservation/expansion of greenspace; 8) Extent and reliability of previous environmental investigations; 9) Community Support; and 10) Utilization of local labor and supplies. Sites nominated for selection will be screened against U.S. EPA eligibility criteria to determine whether funding is feasible. Although developer interest is one of the criteria, the County will consider completing assessments on high priority

properties that do not have interested developers. U.S. EPA will then be provided with a completed Property Approval Questionnaire for each property for approval. Once U.S. EPA site eligibility approval is granted, the County will present the site-specific project and solicit public comment and input. The County will then work with the Project consultant to design an environmental assessment program that will address the concerns associated with a particular brownfield in the most efficient and cost effective manner possible. Results from each executed site-specific program will be shared with the respective community to solicit public input and a Property Profile Form will be processed in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES).

b. Budget for EPA Funding, Tracking and Measuring Progress and Leveraging Other Resources

i) Budget Table and Task Description:

The proposed budget, and description of associated project tasks, is as follows:

Hazardous Substance Assessment Budget

Budget Categories	Project Tasks				
(Programmatic Costs Only)	Task 1 Program Management	Task 2 Community Outreach	Task 3 Environmental Assessments	Task 4 Cleanup Planning	Total
Travel	\$2,250	\$400			\$2,650
Supplies		\$400			\$400
Contractual		\$2,800	\$178,000	\$16,150	\$196,950
Total	\$2,250	\$3,600	\$178,000	\$16,150	\$200,000

Petroleum Assessment Budget

Budget Categories	Project Tasks				
(Programmatic Costs Only)	Task 1 Program Management	Task 2 Community Outreach	Task 3 Environmental Assessments	Task 4 Cleanup Planning	Total
Travel	\$2,250	\$400			\$2,650
Supplies		\$400			\$400
Contractual		\$2,800	\$182,000	\$12,150	\$196,950
Total	\$2,250	\$3,600	\$182,000	\$12,150	\$200,000

Task 1: Program Management – The County estimates combined Assessment Grant programmatic costs to be approximately \$4,500. This estimate accounts for travel expenses associated with attendance at three annual U.S. EPA Brownfields Conferences, approximately \$1,500 of travel and lodging costs per conference (one for each year of the Assessment Grant cycle). See Leveraging section below for in-kind services donated by the County relative to the Program Costs.

Task 2: Community Outreach – The County realizes that community outreach is an integral component to a successful brownfield initiative. Community outreach and involvement activities will include the following: coordinating and conducting meetings with stakeholders and the general public; gathering public input and integrating the input into the grant process; preparing and publishing public notices; website updates; preparing meeting materials and presentations; and preparation and distribution of outreach and informational materials. The County estimates combined community outreach costs of \$7,200. In general, the estimated community outreach costs require contractual expenses for advertising, community coordination, and outreach

meetings (\$5,600); supplies associated with printing and mailing meeting notices and community information (\$800); and travel costs related to showing specific brownfield sites to interested parties (\$800).

Task 3: Environmental Assessments – Prioritized brownfield sites will be initially evaluated through the completion of Phase I and Phase II ESAs. The site assessments will adhere to the All Appropriate Inquiry guidelines, applicable ASTM International Standards, and the MDEQ Voluntary Cleanup Program (VCP) and Petroleum Cleanup Program. Environmental liability issues will be evaluated as they pertain to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the MDEQ VCP. Risks to human health and the environment will be assessed to facilitate cleanup and/or redevelopment planning. In the event of a potential or planned sale of a brownfield site where redevelopment is anticipated, the MDEQ VCP provides a prospective purchaser/operator liability protection for existing contamination through the Baseline Environmental Assessment (BEA) process. The County estimates site assessment costs for the Hazardous Substance portion of the Assessment Grant to be \$178,000 and \$182,000 for the Petroleum portion of the Assessment Grant. The estimate for the Hazardous Substance portion of the Assessment Grant is based on the completion of ten Phase I ESAs (\$2,800 each), eight Phase II ESAs (\$17,250 each), and eight MDEQ VCP BEAs (\$1,500 each). The estimate for the Petroleum portion of the Assessment Grant is based on the completion of twelve Phase I ESAs (\$2,800 each), eight Phase II ESAs (\$17,050 each), and eight MDEQ VCP BEAs (\$1,500 each). A qualified environmental consulting firm will be contracted by the County to conduct the environmental site assessment tasks.

Task 4: Cleanup Planning - The County estimates that cleanup planning/brownfield plan costs will be approximately \$16,150 for the Hazardous Substance portion of the Assessment Grant and approximately \$12,150 for the Petroleum portion of the Assessment Grant. Assessment Grant funds for cleanup planning/brownfield plan preparation will go toward sites with a high potential for redevelopment or to facilitate proposed projects. Cleanup Planning may include: preparation of Brownfield Plans and Work Plans to facilitate tax increment financing (TIF) under the Michigan Brownfield Redevelopment Act (Act 381 of 1996, as amended); evaluate, design, and document environmental responses and/or engineering/institutional controls needed to protect public health during future use of brownfield sites, as required by CERCLA and MDEQ VCP; prepare MDEQ VCP Due Care Plans and Remedial Action Plans; and assess and develop cleanup alternatives consistent with redevelopment plans.

ii) Plan for Tracking and Measuring Progress:

The following table identifies the short-term outputs as well as the short-term and long-term outcomes expected to be produced as a result of the County's Brownfields Assessment Program.

Outputs and Outcomes for Ottawa County Brownfields Assessment Program

Short Term Outputs	# of public meetings held	# of community organizations that assist with the Program
	# of attendees at public meetings	# of Phase I assessments completed
	# of organizations represented at public meetings	# of Phase II assessments completed
	# of applications distributed	# of BEA Forms submitted to the MDEQ
	# of community organizations contacted to request their assistance	# of Brownfield Plans completed
Short Term Outcomes	# of inquiries received	# of sites and acres assessed
	# of applications received	

Long Term Outcomes	# of property transactions that occurred as a result of assessments	# of sites and acres redeveloped
	# of jobs created	# of parcels with reduced exposure to hazardous chemicals
	# of sites and acres remediated	Total funds leveraged
	# of sites and acres preserved	Taxes generated from projects

The project outputs will be tracked by the OCBRA Project Manager for the duration of the grant period and compiled into a quarterly report which will be submitted to the EPA Project Officer. The OCBRA will use the information from the quarterly reports to measure progress toward achieving the project milestones that will be included in the County's EPA work plan. The project short-term and long-term outcomes will be tracked using the ACRES. The information entered into ACRES will also be entered into a separate spreadsheet and will be aggregated quarterly to be included in the report to the EPA Project Officer. The OCBRA will continue to utilize the ACRES system after the grant period expires to track the expected long term outcomes of the County's Brownfield Assessment Program.

iii) Leveraging:

The County understands that Assessment Grant funding serves as a catalyst for a brownfield redevelopment project. However, additional human and financial capital in the form of in-kind services, grants, loans, tax abatement and credits, and/or TIF are typically needed to facilitate a successful brownfield redevelopment project. Although the County does not yet have experience leveraging U.S. EPA Assessment Grant funds, the OCBRA can access the following additional funds to complete site assessments or cleanup planning initiated with Assessment Grant dollars to support redevelopment of brownfields: 1) The County has eight local Brownfield Redevelopment Authorities (BRA) and one County-wide BRA that are authorized by the State (under Act 381 of 1996 as amended) to approve Brownfield Plans that allow for the clean-up and redevelopment of properties that have been found to be contaminated, blighted, or functionally obsolete. Under an approved Brownfield Plan, a BRA can reimburse developers for expenses associated with "eligible activities" (e.g. preparing Brownfield Plans, demolition, lead or asbestos abatement, infrastructure improvements, due care activities, and environmental oversight) through local tax increment revenues generated from the project (also referred to as Tax Increment Financing). Additionally, with approval from the State of Michigan, developers can receive reimbursement of school operating taxes via TIF (Act 381); 2) MDEQ Clean Michigan Initiative Brownfield Redevelopment Grants and Low-Interest Loan funds – criteria for obtaining these funds include number of jobs created by a project, amount of project investment, and the environmental condition of the site in question (no more than \$1 million in grant funds per project, no more than \$1 million in loan funds per project); 3) Michigan Economic Development Corporation (MEDC) Community Development Block Grants funded through the U.S Department of Housing and Urban Development (HUD) – provide for blight elimination, infrastructure improvements, business assistance, etc. (funding amount varies based on job creation, investment, and type of project); and 4) MEDC Community Revitalization Program incentives (funded through the Michigan Strategic Fund) that offer up to 25% of the total eligible investment for a single project in grant, loan, or other economic assistance for activities such as demolition, site improvement, and rehabilitation of buildings. None of the funding sources identified can commit funds until a viable project is identified which cannot occur until environmental assessments and brownfield plans are completed.

Additionally, the County intends to provide in-kind services to assist with the completion of brownfield assessment activities associated with this Assessment Grant Project. Specifically, the

Project Manager will plan and attend public meetings, oversee the activities of the consultant, meet with developers, prepare progress reports for the U.S. EPA, and enter all required information into ACRES (estimated 200 hours total @ \$30/hr). Additionally, the County's Fiscal Services and Corporate Counsel Departments will assist in the administration of the brownfields assessment grant. The Fiscal Services Department will assist the Project Manager in tracking and disbursing grant funds in accordance with EPA guidelines and identifying additional funding resources (estimated 100 hours total @ \$30/hr). The County's Corporate Counsel will provide consultative services regarding any liability issues that may arise throughout the project term (estimated 20 hours total @ \$100/hr). Finally, the County will donate meeting space, supplies, and postage (estimated at \$1,000). The total estimated in-kind contribution from the County is estimated at \$12,000.

c. Programmatic Capability and Past Performance

i) Programmatic Capability:

The OCBRA, operating under the County's Planning & Performance Improvement Department (PPID), will manage the grant and report to the U.S. EPA. The Project Manager representing the OCBRA will be Mr. Mark Knudsen. Mr. Knudsen has served as the County's PPID Director since 1997. During his tenure with the County, Mr. Knudsen has successfully managed over \$9.5 million in grant funds related to economic development and land-use planning. In addition to Mr. Knudsen's extensive background in managing various federal, state, and local funding sources, Mr. Knudsen is familiar with brownfields. Mr. Knudsen was instrumental in establishing the OCBRA in 2008 and assisted with the County's first brownfield redevelopment project that went through the OCBRA – the Cedar Crest Dairy project in the City of Hudsonville, which utilized local TIF funds to redevelop a dilapidated property that was the site of a former lumberyard. The project has already created 42 jobs for local residents and when completed, will create a total of \$2,152,007 of local investment. Given this experience, Mr. Knudsen is capable and qualified to undertake the responsibilities associated with the Assessment Grant. To assist Mr. Knudsen with Assessment Grant fund management, the County will also rely on Mr. Josh Spencer, PPID Economic Development Coordinator, who has successfully managed over \$1 million in grant funds in his career. In addition, the County will obtain a local qualified environmental consulting firm, in accordance with 40 CFR Parts 30/31, experienced with brownfield redevelopment grant management. The qualified consulting firm will have qualified project managers to assist the County with the Assessment Grant, and should County turnover occur, be able to assist the County with continued successful management of the grant funds during any transition resulting from employee turnover.

ii) Adverse Audits:

The County has not had any adverse audit findings and there have not been problems with the administration of grants.

iii) Past Performance:

Although the County has not received an EPA Brownfields Grant, the County has successfully managed millions of dollars in State and Federal project funding over the years. In 2004, the County was awarded \$6.2 million in Pre-Disaster Mitigation (PDM) grant funding from the Federal Emergency Management Agency (FEMA). The grant was used to purchase and demolish several flood-prone residential properties along the Grand River. Ottawa County successfully closed the grant in 2008 upon completion of a detailed close-out report which itemized all costs expended for property purchases, easements rights (for construction of a new MDOT bridge across the river), building demolitions, and community meetings.

For the last several years, the County PPID has served as a pass-through agency for an MDOT Specialized Services Grant. The grant, with a total value of \$157,569 during 2008 and 2009, provides operational assistance for transportation services which are provided primarily to elderly persons and persons with disabilities in the County. The PPID is responsible for submitting the annual grant application, preparing subcontracts, and reports of ridership to MDOT on a quarterly basis, as well as processing payments to the grant recipients (i.e. Georgetown Seniors and Pioneer Resources).

Ottawa County Parks acquired 100 acres on April 13, 2011 to expand the Grand River Ravines park site. The purchase price of the property was \$1,688,750 with \$595,000 in grant assistance provided through the Michigan Natural Resources Trust Fund. In order to comply with grant requirements for environmental review, as well as follow Ottawa County policies for due diligence, the County completed a Phase I ESA before the purchase was completed. The Phase I ESA was completed in May of 2010. No recognized environmental conditions were identified and therefore no further study was necessary prior to acquiring the land. The Parks Department completed all required reports and closed out the grant in 2011.

While the County has a long history of successfully managing state and federal funds, few projects involved brownfield assessment. The OCBRA will procure a local qualified environmental consulting firm that has extensive experience with managing brownfield redevelopment grant and loan funds resulting in successful brownfield projects. Together, the County and the selected consulting firm will be able to efficiently and effectively manage Assessment Grant funds.

3. Community Engagement

a. Plans for Involving the Community

The County will involve community groups and organizations during the site selection process as well as the clean-up and reuse planning process. The County has already created an inventory of properties in the area that are known to be or are believed to be contaminated. As part of that process, local city, planning, and economic development officials were involved. The County also utilized information available from the MDEQ.

If EPA grant funds are received, the County would hold a series of public meetings to publicize the County's Brownfield Project as well as to solicit additional nominations for properties to include. The public meetings will be held within each target community. Among the groups that will be invited will be church groups, ethnic groups, neighborhood organizations, developers, banks, real estate agents, low income groups, businesses, business groups, environmental organizations, and attorneys. Since the Holland Township and the City of Holland both have a large Hispanic population, the County will have a translator present during public meetings in those communities. The Program will also be promoted through local media (e.g. newspaper, radio, and television media), the County's award winning website (www.miottawa.org), and through the County's social media accounts.

Once the deadline for property nominations has expired, the County BRA Board will hold a public meeting to prioritize the properties based upon the criteria identified in the Project Description section above. Community groups (see list above) that are within the affected area for each property under consideration will be sent a notification of the meeting. The BRA Board will consider all public comment and correspondence received before prioritizing the list of properties for inclusion in the Brownfield Project.

Clean-up or Brownfield Plans will be completed for the highest priority properties as funds are available. As these plans are developed, the environmental consultant will be required to hold

one additional public meeting in the affected area for each property to solicit feedback from area residents and community groups regarding the clean-up and reuse of the site. Any major objections will be brought to the attention of the BRA Board for consideration.

The County will also regularly announce the progress of the Brownfield Project to the public through local media, the County website, and social media. The progress of the program will be based upon the measurable outputs and outcomes that are identified in the Project Description and Feasibility of Success section above. Each report will state that any citizens who have any questions or concerns can submit them to the County by email, formal letter, phone, or by social media.

b. Plans/Efforts to Develop Partnerships with Local Environmental/Health Agencies

The County has a history of working with the MDEQ on several projects including the establishment of a county-wide BRA. The County will continue to partner with the MDEQ to help ensure appropriate assessment and cleanup of brownfield sites and to help identify sources of funding available to incentivize the redevelopment of sites that are assessed. The County will maintain close contact with MDEQ district staff (Grand Rapids, MI) and headquarters (Lansing, MI). Technical support from the MDEQ will be requested throughout the assessment and cleanup/brownfield planning process to ensure public health and safety and protection of the environment pursuant to applicable regulatory guidelines.

Additionally, the County will work with the regional staff of the MEDC to identify funding sources (e.g. grant, loan, and tax incentive programs) to assist developers and businesses to complete a brownfield redevelopment project.

The Ottawa County Health Department (OCHD) will also continue to be involved as a County partner in the protection of public health and the environment during the assessment, cleanup, and redevelopment of brownfield properties. When contamination is discovered or further information regarding a contaminated brownfield site is revealed, the OCHD will be notified. The County will work with the OCHD to evaluate potential health threats and environmental concerns that represent issues to the public. Along with the MDEQ and OCHD, the County will work to inform the public through appropriate notification and educational programs and coordinate any health or environmental testing that may be required.

Finally, there are no EPA Brownfields Job Development and Training grant recipients or any other environmental job training programs that exist in the West Michigan Region. However, the County anticipates that the brownfield project will generate interest in the field of environmental studies, hopefully resulting in the creation of a local environmental job training program.

c. Description and Role of Community-based Organizations

The following community-based organizations have provided letters of support to Ottawa County for this Assessment Grant Project. Copies of the letters are provided in Appendix C.

Lakeshore Advantage

Lakeshore Advantage was founded by area business and community leaders to enhance the region's quality of life through economic development. Lakeshore Advantage has agreed to assist the County in identifying and prioritizing brownfield sites, promoting the County's Brownfield Project, assisting developers or businesses that utilize the County's Brownfield Project in obtaining financing and state and/or federal incentives, and providing input during the brownfield planning process.

The Chamber of Grand Haven, Spring Lake, and Ferrysburg (The Chamber)

The Chamber supports economic development in the communities of Grand Haven, Spring Lake, and Ferrysburg located in Northwest Ottawa County. The Chamber has agreed to assist the County in identifying and prioritizing brownfield sites, promoting the County's Brownfield Project, assisting developers or businesses that utilize the County's Brownfield Project in obtaining financing and state and/or federal incentives, and providing input during the brownfield planning process.

Outdoor Discovery Center Macatawa Greenway (ODCMG)

The ODCMG is an outdoor education and wildlife conservation non-profit organization located in Holland, Michigan (southwest Ottawa County). The ODCMG has been involved in conservation and remediation efforts around the County and has committed to assisting the County in identifying and prioritizing sites, disseminating information to residents regarding any public health threats that are identified, providing input during the brownfield planning process, assisting the County in identifying and securing funds to preserve greenspace and redevelop brownfield properties for public or private use, and promoting public meetings to residents.

Love, INC

Love, INC is a local non-profit human services provider to the struggling residents of the community. Love, INC has agreed to assist the County in promoting public meetings to low-income residents and disseminating information to low-income residents regarding any public health threats that are identified.

Grand Haven Area Public Schools (GHAPS)

GHAPS will be a key stakeholder in the Assessment Grant Project. One of the key contributions GHAPS will provide is education/awareness of the potential environmental threats that exist to the schoolchildren, their families, and school employees. The County will work with GHAPS to obtain current data, provide informational outreach materials and presentations, and develop strategies that eliminate health concerns related to the various exposure pathways that exist as determined by assessment of nearby brownfield sites. Furthermore, information from this Assessment Grant Project will be conveyed to the GHAPS system for the purpose of further developing their Environmental Science Department curriculum, which recently completed an "Educators Working for Relevancy" Program that involved practical real-world exposure to brownfield projects within the community.

4. Project Benefits

a. Welfare and/or Public Health

The environmental assessments and clean-up planning conducted under the Ottawa County Brownfields Project will lead to the clean-up and redevelopment of contaminated properties in local communities. Based upon EPA estimates, approximately one-third of environmental assessments that are performed under the Brownfields Assessment Grant conclude that no clean-up is necessary and that the sites are ready for redevelopment. In those cases, the stigma that may have been attached to the property would be removed and those sites would then be promoted to potential developers/businesses with the certainty that no environmental clean-up will be needed. In cases where unsafe levels of contaminants are found, the environmental assessments will allow developers and/or communities to develop clean-up plans ultimately leading to redevelopment of brownfield sites.

As a result of the Project activities, the County anticipates that more brownfield redevelopment will occur which will reduce the incidence of sprawl, reduce the burden on the local units of government by reusing existing infrastructure, and reduce development pressures on rural land which is vital to the agricultural sector of the local economy. Additionally, the clean-up and

redevelopment of brownfield sites will reduce the number of exposure hazards that are currently present in local communities which have been identified as a potential contributing factor in the County's high rates of cancer diagnosis and deaths, Alzheimer's Disease related deaths, and respiratory system birth defects. Finally, these activities will improve the aesthetics of local communities by removing or repurposing blighted and functionally obsolete buildings. These outcomes are consistent with the Master Plans for each of the target communities as identified in the Community Needs section above.

During construction, the contractors would be required to follow the regulations of the Michigan Department of Licensing and Regulatory Affairs (LARA), MDEQ, and the Michigan Occupational Safety and Health Administration as they relate to the reduction of temporary exposures to hazardous substances, site and worker safety, health monitoring, and site clean-up. Local and State officials will continually monitor each project to ensure that they are each in compliance with State and local regulations.

Equitable redevelopment of brownfield properties is and continues to be a priority of the County and local communities. When selecting projects to participate in the Brownfield Project, the County will take into account the impact of the project on the surrounding community. No projects that would permanently displace residents in surrounding neighborhoods will be selected. Where appropriate, the County will encourage mixed use redevelopment projects that include affordable housing units.

b. Economic Benefits and/or Greenspace

i. Economic Benefits

Sustainable redevelopment of brownfield properties is essential to the revitalization of local communities and to the growth of the local economy. Based upon feedback from developers and local government officials, the County is aware that projects are not coming to fruition because of the uncertainty associated with brownfield properties and the cost of adequately assessing those properties and developing clean-up plans to address the existing contamination. By completing environmental assessments and clean-up planning on brownfield properties, local units of government and economic development organizations will be better equipped to market those sites to developers and businesses. As a result, more businesses will choose to locate or expand within a local community thereby creating more jobs for area residents. For example, a potential brownfield redevelopment project that has been identified which would involve the redevelopment of the former Challenge Machinery site in the City of Grand Haven (see Health, Welfare, and Environment section) is estimated to create 20 to 40 jobs if completed. The EPA estimates that, on average, 7.3 jobs are created for every \$100,000 (29.2 jobs per \$400,000) in Brownfields Assessment Grant funds expended (EPA Brownfields Program Benefits Postcard: <http://www.epa.gov/brownfields/overview/Brownfields-Benefits-postcard.pdf>). Given the size of potential brownfield redevelopment projects that have been identified by Ottawa County, it is anticipated that the County's Brownfields Assessment Program will create a minimum of 100 jobs (25 jobs per \$100,000 in EPA grant funds expended).

The County Brownfield Project will also expand the tax base for local units of government which are still experiencing a loss in tax revenue from the economic downturn. Brownfield properties are often blighted and have a negative impact on surrounding residential property values. By redeveloping a brownfield site, the local unit of government can expect to see an increase in property tax revenue from not only the brownfield site itself, but also from the increase in surrounding residential property values. The EPA estimates that a brownfield redevelopment project can increase property values between 2 and 3 percent (EPA Brownfields

Program Benefits Postcard). Increased property values will restore homeowner equity that was lost during the economic downturn. As a result, the rate of home foreclosures in local communities will be reduced because fewer residents will be upside down in their mortgage. Additionally, the County Brownfield Project will increase private local investment. The EPA estimates that, on average, \$17.79 in private investment is leveraged for every \$1 in EPA Brownfields grant funds expended. Using this average, the County Brownfield Project is estimated to generate \$7.1 million in new private investment.

ii. Greenspace

The preservation of greenspace will be one of the site selection criteria for the County Brownfield Project. It is anticipated that the County Parks Department and/or local units of government will utilize the Project to complete environmental assessments on sites in order to create more infill park/outdoor recreation space for residents. As an example, the Redevelopment Plan (identified in the City of Grand Haven Master Plan) for the former Challenge Machinery site in Grand Haven includes the expansion of the City's river walkway, addition of a river overlook area, and addition of public park areas along the Grand River. If this project were completed, more outdoor recreation opportunities would be available to residents in adjacent neighborhoods which have the lowest average income of any area in the City.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

Among the greatest benefits to brownfield redevelopment is the reuse of existing infrastructure. By directing development to sites that had a previous commercial or industrial use, less investment is necessary to provide the new development with necessary infrastructure. Only minimal infrastructure upgrades would be necessary. As a result, the local units of government can reserve funds to maintain essential services.

Ottawa County and local communities are committed to maintaining a high quality of life for local residents. In order to maintain the high quality of life that residents currently enjoy, local communities are encouraging sustainable development practices. To that point, the Ottawa County Brownfields Assessment Program will target projects that incorporate sustainable development principles such as green building design, material recycling, improved walkability, on-site storm water management, emissions reduction, alternative energy, and green space. Priority will be given to projects that qualify for LEED certification.

Local communities have adopted Master Plans that are consistent with the "Livability Principles" (www.sustainablecommunities.gov) developed by the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation (DOT), and the EPA. The County Brownfield Assessment Program will assist local communities in further addressing each Livability Principle as follows: 1) provide more opportunities for residents to utilize non-motorized transportation to commute to work as more businesses choose to redevelop sites that are in close proximity to existing neighborhoods; 2) provide more affordable housing options within mixed-use brownfield developments by encouraging developers to utilize incentives available through HUD when appropriate; 3) extend employment opportunities to residents that live in close proximity to brownfield properties by marketing those sites to new/expanding businesses; 4) support the revitalization of local communities by encouraging infill development on brownfield sites; 5) work with local economic development organizations as well as federal, state, and local officials to assist developers/businesses in identifying sources of funding that are available to incentivize brownfield redevelopment; 6) maintain the historic, unique characteristics of local communities by ensuring projects are consistent with the Master Plan of the appropriate community.

Appendix A

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility**

Ottawa County is a “local government” as defined under 40 CFR Part 31 and, therefore, qualifies as a “General Purpose Unit of Local Government.”

2. **Letter From the State or Tribal Environmental Authority**

Ottawa County received a letter from Ms. Susan Erikson with the Michigan Department of Environmental Quality (MDEQ) acknowledging that the County plans to apply for grant funds through the United States Environmental Protection Agency (EPA) to conduct assessment activities at eligible brownfield sites in the County. The MDEQ letter is included in Appendix B.

3. **Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)**

Ottawa County is applying for a Community-Wide Assessment Grant. Therefore, no site-specific property information is required.

Appendix B

Letter of Acknowledgement from Ms. Susan Erikson with the Michigan
Department of Environmental Quality



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

October 1, 2012

Mr. Mark Knudsen, Director
Ottawa County Planning & Performance Improvement Department
12220 Fillmore Street, Room 260
West Olive, Michigan 49460

Dear Mr. Knudsen:

SUBJECT: Letter of Acknowledgment Regarding the United States Environmental Protection
Agency Brownfield Assessment Grant Proposal

The purpose of this letter is to respond to Ottawa County's request for acknowledgment of a proposal to the United States Environmental Protection Agency (EPA) for brownfield grants under Title II, Subtitle A, of the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the Brownfields Law). The Department of Environmental Quality, Remediation Division, is supportive of community-based redevelopment efforts and has reviewed the information you provided.

Ottawa County is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which can be used to conduct assessment activities at eligible brownfield sites in the county. Ottawa County, as applicant, is considered eligible for this award as a general purpose unit of local government.

Should the EPA provide this brownfield grant to Ottawa County, it would allow the county to promote redevelopment and reuse of abandoned and underutilized brownfield properties, improving the county's economic development and environment. If you need further information or assistance, please contact Mr. Ron Smedley, Brownfield Coordinator, Remediation Division, at 517-373-4805, or you may contact me.

Sincerely,

Susan Erickson, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation Division
517-241-8707

cc: Ms. Deborah Orr, USEPA Region 5
Mr. Ron Smedley, DEQ

Appendix C

Letters of Support from Community Organizations



November 15, 2012

Mr. Mark Knudsen, Director
Ottawa County Planning & Performance Improvement Department
12220 Fillmore Street, Room 260
West Olive, MI 49460

Re: EPA Community-wide Brownfield Assessment Grant

Dear Mark:

This letter is submitted in support of the Ottawa County Planning & Performance Improvement Department's EPA Brownfields Assessment Grant. As a community that has seen the positive impact of brownfield redevelopment projects, we support the County's ongoing efforts to assess and inventory additional brownfield sites.

Since 2003, Lakeshore Advantage has leveraged the strengths of Ottawa County to foster economic growth along the Lakeshore. We connect businesses eager to grow with information, resources and opportunities to make it possible in Ottawa County.

The proposed use of EPA grant funds by Ottawa County for the completion of environmental assessments on properties that maybe contaminated and Brownfield Plans to facilitate the redevelopment of contaminated properties complements our efforts to grow existing companies and bring new businesses to Ottawa County.

Lakeshore Advantage will support this program by:

- Helping to identify and prioritize brownfield sites to include in the County's Brownfield Assessment Program
- Promoting the County's Brownfield Assessment Program to developers or businesses planning to redevelop or may be interested in redeveloping a brownfield property in Ottawa County
- Assisting businesses that utilize the County's Brownfield Assessment Program in obtaining financing and state and/or federal incentives to complete their project
- Providing input during the brownfield planning process

Our organization supports the efforts of Ottawa County Brownfield Assessment Program and is committed to being actively involved.

Sincerely,

Randy Thelen, President



Building Business to Build Community
Established in 1899

October 24, 2012

Mr. Mark Knudsen
Ottawa County Planning and Grants
12220 Fillmore St. Room 170
West Olive, MI 49460

Dear Mark,

The Chamber of Commerce, Grand Haven Spring Lake Ferrysburg wishes to offer this letter of support to Ottawa County for their efforts to secure a Brownfield Assessment Grant.

As you know, the Chamber is responsible for economic development activities in Northwest Ottawa County, and we provide assistance and staff support to four different Brownfield Authorities in this part of Ottawa County. We have been very involved in returning blighted and contaminated property into productive life over the 113 years that we have been an economic development organization but since manufacturing makes up 30% of our employment base, there is always more work to be done, and E.P.A. Brownfield assessment grants have proven to be invaluable in assisting communities to return properties to productive use.

Should you be successful in your efforts to secure a grant of this nature, we would work together with your staff to identify properties in our area that would be well suited for redevelopment, and that could benefit from use of funds designated for this purpose. Additionally, our staff will commit to keep records of available buildings in this part of Ottawa County, and utilize the resources of the Lakeshore 504, a Certified Development Company to help provide financing for projects that uses these buildings/land for development purposes when applicable.

Sincerely,

Joy Gaasch
President

Chamber of Commerce Grand Haven, Spring Lake, Ferrysburg
Economic Development | Training Connections | Business Education Partnerships

One South Harbor Drive, Grand Haven, MI 49417 | p 616.842.4910 | f 616.842.0379 | grandhavenchamber.org



A-4214 56th Street

Holland, MI 49423

616-393-WILD

FAX: 616-395-0952

www.outdoordiscoverycenter.org

October 19, 2012

Mark Knudsen, Director
Ottawa County Planning & Performance Improvement Department
12220 Fillmore Street
Room 260
West Olive, MI 49460

Dear Mark,

The Outdoor Discovery Center Macatawa Greenway (ODCMG) would like to express our support for the Ottawa County Planning & Performance Improvement Department's Community-wide Brownfields Assessment Grant application. The identification, remediation, and redevelopment of contaminated brownfield properties is an important step in the continued development of Ottawa County.

As an outdoor education and wildlife conservation non-profit the ODCMG works to preserve and remediate natural areas for community use. It is important to our mission to work on cleaning up contaminated sites and restoring natural community resources. The ODCMG is involved in conservation and remediation efforts around the county and is ready to assist by providing experienced input during the planning and prioritizing process as well as assisting the county in preserving greenspace and redeveloping the properties for public or private use.

This is a great opportunity to identify and redevelop contaminated sites around Ottawa County. The ODCMG looks forward to expanding our partnership with Ottawa County and contributing to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Williams". The signature is fluid and cursive, written over a horizontal line.

Travis Williams, Executive Director



November 2, 2012

Mark Knudsen, Director
Ottawa County Planning & Performance Improvement Dept.
12220 Fillmore St., Room 260
West Olive, MI 49460

Dear Mark,

Love INC has always been a believer in the sustainability of our neighbors, our community and our natural resources. These gifts are not taken lightly and we should all do our part to insure that they are here for future generations. While our primary business function is the assistance of human services to those neighbors who are struggling, we also make sure that we are good neighbors in many other aspects.

When Love INC did our first remodeling of our facility on Fulton, we had discovered two buried/abandoned fuel tanks on our property. We halted all construction at that point and engaged the proper personnel to document, extract and arrange for proper disposal of the fuel tanks to insure that no environmental damage could occur then or for future generations to come.

Two years later, Love INC did some more remodeling which included putting on a pitched roof over our flat roof. Knowing that this would increase the amount of rain water that would flow into the storm drain system, we involved the proper professionals to improve the site so that 100% of the rain water would be channeled to two underground catch basins that then dispersed the rain water onto our lot without causing any adverse effects to those around us.

This letter is being written to demonstrate our support of the efforts of Ottawa County and the grant application to the EPA. We applaud the efforts that Ottawa County is doing to insure our community is a better place to live, work and worship.

Not only do we support this effort, we are willing to promote any public meetings as well as help in disseminating information to low-income residents regarding any public health treats that are identified.

God Bless,

Eric Morgan
President/CEO

LOVE In the Name of Christ
1106 Fulton Street
Grand Haven, MI 49417
www.loveintheincities.org



Grand Haven Area Public Schools

Education Service Center • Superintendent's Office
1415 S. Beechtree Street • Grand Haven, MI 49417
616.850.5015 • www.ghaps.org • 616-850-5010 fax

October 24, 2012

Mark Knudsen, Director
Ottawa County Planning & Performance Improvement Department
12220 Fillmore Street, Room 260
West Olive, MI 49460

Dear Mark,

The Grand Haven Area Public Schools (GHAPS) wishes to express its support and partnership with the Ottawa County Planning & Performance Improvement Department in its application for a Community-wide Brownfields Assessment Grant from the United States Environmental Protection Agency. We support your efforts to complete assessments on properties that may be contaminated and to complete Brownfield Plans to facilitate the redevelopment of contaminated properties in our community.

Grand Haven Area Public Schools is dedicated to the education of our community's children as well as supporting safe and healthy home environments that help all children function at their optimal level. In addition, our district supports the continued development of a thriving and vibrant community that attracts families and businesses that ultimately secure the funding for our children's school programs. Funds secured through this grant would support those efforts going forward. It would be our hope that the brownfields program would revitalize properties that currently may not reflect the quality of this community.

In partnership with the County of Ottawa, the GHAPS commits to providing space for public meetings, promoting public meetings to residents, and to disseminating information regarding any health risks that may be identified within the school district.

Sincerely,

Keith Konarska
Superintendent

KK/tv

Appendix D
Ottawa County, Michigan
Special Considerations Checklist

Please identify (with an **x**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☒ **Targeted brownfield sites are impacted by mine-scarred land**
There are several abandoned sand mines/pits in Ottawa County that are located along the Lake Michigan Shoreline. These properties are believed to be contaminated due to the long-term use of petroleum powered machinery and equipment. The mines are in desired locations and have the potential to be cleaned-up and redeveloped for residential or mixed-use.
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ **Community is impacted by natural disasters that occurred since 2005.**

Dates: January 17 – February 12, 2005

Location: Robinson Township in the northern portion of Ottawa County

Type of Disaster: Flood

Due to an ice jam on the Grand River, water levels rose to 18.3 feet which is 5 feet over flood stage. Flood levels persisted for three weeks. The United States Small Business Administration awarded Robinson Township \$3 million in Pre-Hazard Mitigation Grant funds and set up a field office to offer loan assistance to residents to repair their homes. The event was declared a natural disaster by the County.

Date: June 6, 2008

Location: Ottawa County –southern portion of the County most impacted

Type of Disaster: Flood

Severe thunderstorms, high winds, and heavy rain events led to three storm-related deaths as well as significant flooding of roadways, county drains, homes, and businesses. The event was declared a natural disaster by the County, the State of Michigan, and the Federal Emergency Management Agency (FEMA).

Dates: December 27, 2008 – February 7, 2009

Location: Ottawa County – northern portion of the County

Type of Disaster: Flood

Due to rapid snow melt, an ice jam occurred in the Grand River. As a result, water levels in the river rose to 15' leading to flooding. Over 30 roads were impassible and several

structures were damaged from the flooding. The event was declared a natural disaster by the County.

Date: June 19, 2009

Location: Ottawa County – southern portion of the County

Type of Disaster: Flood

A major storm led to flooding which led to an estimated \$31,911,025 in damage to private homes and businesses and \$5,483,727 in damage to public infrastructure. The event was declared a natural disaster by the County.

Date: July 11, 2011

Location: City of Holland in the southern portion of the County

Type of Disaster: High Winds

Winds as high as 90 miles per hour were experienced in the Holland area. The winds damaged the City Public Works building and the Waste Water Treatment Plant. The event was declared a natural disaster by the County.

- ☐ Project is primarily focusing on Phase II assessments
- ☐ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation

☒ **Community has been impacted by plant closures and mass layoffs.**

Since 2007, Ottawa County has experienced 10 plant closures and mass layoffs resulting in a total of 1,647 jobs lost. The following table shows the companies that have either closed a plant or issued mass layoffs since 2007.

Plant Closures and Mass Layoffs Since 2007

Company	City	Date Received	Incident Type	Laid Off
Asimco Technologies	Grand Haven	2/28/2007	Plant Closing	350
Mahle Valve Train, Inc.	Holland Twp.	5/16/2007	Plant Closing	62
Magna Donnelly	Grand Haven	8/8/2007	Plant Closing	300
Ventura Manufacturing	Zeeland	12/8/2008	Mass Layoff	35
Shape Corp.	Grand Haven	12/22/2008	Mass Layoff	400
Nicholas Plastics, LLC	Allendale	2/17/2009	Plant Closing	103
Invensys Controls	Holland	2/25/2009	Plant Closing	150
Johnson Controls, Inc. ("Maplewood")	Holland	4/22/2009	Plant Closing	55
Noble International	Spring Lake	4/23/2009	Plant Closing	38
Integrated Metal Technologies	Spring Lake	7/7/2009	Plant Closing	167
BBI Enterprises Group, Inc.	Holland	7/7/2009	Plant Closing	116
Propak	Holland	10/2/2009	Plant Closing	90
ProBuild	Marne	7/20/2010	Plant Closing	65
Total				1,931

Source: WARN Notices - Michigan Department of Technology, Management, and Budget

- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ **Community is implementing green remediation plans.**

The Ottawa County Parks & Recreation (P&R) Department has a program in place to acquire land with the purpose of preserving natural resources and expanding outdoor recreational opportunities in the area. When acquiring new property, the P&R Department completes a Phase I environmental assessment and, if necessary, the Department completes a Phase II assessment. If any contamination is found, the P&R Department completes a Due Care Plan which outlines the necessary steps to clean-up any existing contamination and/or to manage the property to prevent any further spread of contamination. Due care planning has integrated the use of rain gardens and other storm water pretreatment technologies to foster groundwater recharge and improve storm water conditions prior to discharging to valuable surface water features and the natural environment.